

Gardens I at Waterside Village Association, Inc.
Approved Budget
January 1 - December 31, 2017

	2016				2017
	Approved	Actuals at	Year End		Approved
	Budget	9/30/16	Projections	2016 Totals	Budget
Income					
6200 · Assessment Fee	68,560	51,426	17,134	68,560	99,421
6210 · Reserve Fee	8,472	6,354	2,118	8,472	26,573
6215 · WV Master Income	23,760	17,820	5,940	23,760	0
6220 · Cable TV Income	18,000	13,500	4,500	18,000	0
6300 · Application Fees	0	50		50	0
6310 · Interest	0	292	97	389	0
6320 · Late Fee	0	17	0	17	0
6330 · Misc Income	0	35,380	0	35,380	0
6950 · Rollover of Surplus/Shortfall	7,000	8,429	0	8,429	2,800
Total Income	125,792	133,268	29,789	163,057	128,794
Administrative					
7020 · Dues/Licenses/Permits	61	61	0	61	61
7040 · Fees Payable to Division	144	144	0	144	144
7100 · Insurance Expense	20,000	13,407	4,365	17,772	18,500
7150 · Prof. Fees - Legal	1,000	200	0	200	300
7170 · Prof. Fees - Tax prep.	300	150	0	150	150
7200 · Management Fees	7,200	5,400	1,800	7,200	7,500
7250 · Office Supplies/Svc/Misc	1,200	795	265	1,060	1,000
7260 · Postage and Printing	200	86	50	136	200
Total Administrative	30,105	20,244	6,480	26,724	27,855
Grounds					
7600 · Landscape Contract	15,120	12,600	3,780	16,380	15,120
7650 · Landscape Svc/Replacement/Other	1,600	1,920	0	1,920	2,000
Total Grounds	16,720	14,520	3,780	18,300	17,120
Maintenance					
8010 · Bldg Maint/Repair/Svc/Supp	5,000	1,032	1,600	2,632	3,500
8015 · Stair Maintenance	1,000	32,130	0	32,130	3,000
8085 · Fire Sprinklers Inspection	1,000	735	0	735	800
8086 · Fire Sprinkler Repairs	800	0	1,373	1,373	800
8090 · Fire Alarm Maint/Repair/Svc	800	369	0	369	500
8091 · Fire Alarm Inspections	300	257	0	257	300
8095 · Fire Extinguisher Inspection	200	86	0	86	150
8220 · Pest Control - Int/Ext	1,836	1,377	459	1,836	1,836
8240 · Plumbing - Maint/Repair	3,000	6,436	0	6,436	3,000
8241 · Backflow Device Inspection	300	260	0	260	300
8242 · Backflow Device Repairs	300	0	0	0	300
Total Maintenance	14,536	42,681	3,432	46,113	14,486
Other					
9710 · Contingency Fund	12,999	0	0	0	0
9730 · Contribution to WV Master	23,760	17,820	5,940	23,760	23,760
9970 · Transfer to Reserves	8,472	6,354	2,118	8,472	26,573
Total Other	45,231	24,174	8,058	32,232	50,333
Utilities					
8620 · Electric	1,200	546	182	728	1,000
8660 · Cable TV	18,000	13,118	4,373	17,491	18,000
Total Utilities	19,200	13,664	4,555	18,219	19,000
Total Expense	125,792	115,283	26,305	141,587	128,794

Quarterly Assessment per unit \$ 875